

CALIFORNIA COASTAL COMMISSION

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CURRENTLY APPEALABLE LOCAL PERMITS

The local government coastal development permit (CDP) decisions listed below are currently appealable to the California Coastal Commission. **Note: An appeal of the below actions must be filed in the relevant Coastal Commission District office by 5:00 pm on the end date of the appeal period (shown in bold).** For each of the following local government decisions, a brief description has been provided with Commission (CCC Post-Cert No.) and local government reference numbers. This notification is provided pursuant to Title 14, California Code of Regulations Section 13110. Additional information is available at: <http://www.coastal.ca.gov/cdp/cdp-forms.html>

To see Frequently Asked Questions about the appeal process: <http://www.coastal.ca.gov/cdp/appeals-faq.pdf>

Local Government CDP Actions Appealable as of: **June 06, 2015**

North Coast District covering Del Norte, Humboldt, and Mendocino Counties

Local Application No.	CDB 2015-0001		
CCC Post-Cert No.	1-MEN-15-0307	<i>Dates</i>	
Local Jurisdiction	Mendocino County	<i>Local Action</i>	5/14/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/29/15
Applicant(s)	John Zucker	<i>Appeal Period Starts</i>	5/29/2015
	Jeffrey Frankel	<i>Appeal Period Ends</i>	6/12/2015
Project Location	3400 Hwy 1, Elk, Ca 95432 Mendocino County Apn:06045-12704003		
Project Description	Coastal Development Boundary Line Adjustment transferring 2.61-acres from APN 127-040-12 to APN 127-040-03 and creating parcels approximately 22.91 acres and 6.67 acres in area.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **June 06, 2015**

North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties

Local Application No.	CP 15-17		
CCC Post-Cert No.	2-MAR-15-0478	<i>Dates</i>	
Local Jurisdiction	Marin County	<i>Local Action</i>	5/14/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/22/15
Applicant(s)	Charles Wallace	<i>Appeal Period Starts</i>	5/22/2015
		<i>Appeal Period Ends</i>	6/8/2015
Project Location	15 Redwood Ave, Inverness, Ca 94937 Marin County Apn:06041-114-071-35		
Project Description	to allow the construction of a water well on a residentially zoned lot. The well would have minimum setbacks that exceed 100 feet from all property lines.		
Local Application No.	PLN2013-00451		
CCC Post-Cert No.	2-SMC-15-0486	<i>Dates</i>	
Local Jurisdiction	San Mateo County	<i>Local Action</i>	5/19/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/29/15
Applicant(s)	Jeff Peck	<i>Appeal Period Starts</i>	5/29/2015
		<i>Appeal Period Ends</i>	6/12/2015
Project Location	The Project Is Proposed On Two Undeveloped Parcels Along Airport Street In The Unincorporated Princeton-By-The-Sea Area Of San Mateo County, San Mateo County Apn:06081-047312040		
Project Description	(1) the Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit, pursuant to Section 6500 of the Zoning Regulations, for the modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use; (3) a Major Subdivision, pursuant to the County Subdivision Regulations, of the north parcel into seven lots and the creation of up to 108, approximately 1,500 sq.ft. business condominium units; (4) a Minor Subdivision, pursuant to the County Subdivision Regulations, of the south parcel into two lots; (5) a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, for proposed structures and associated grading; (7) a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel; (8) Adoption of an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years; and (9) Approve the execution of an Affordable Housing Agreement. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including five buildings containing approximately 155,500 sq.ft. of industrial/office/storage uses; a 3-building Wellness Center consisting of 70,500 sq.ft. of affordable housing and associated uses with a maximum of 57 bedrooms for a maximum of 50 developmentally disabled (DD) adults and 20 staff and approximately 20,500 sq.ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (APN 047-312-040) with a boat storage lot and 92 coastal access public parking spaces. The Office Park and Wellness Center will contain no more than 176,000 sq.ft. of industrial/office/storage uses. The project is proposed on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties

Local Application No.	PDP-15-008		
CCC Post-Cert No.	2-HMB-15-0505	<i>Dates</i>	
Local Jurisdiction	City of Half Moon Bay	<i>Local Action</i>	5/12/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	6/3/15
Applicant(s)	Hiten Suraj	<i>Appeal Period Starts</i>	6/3/2015
		<i>Appeal Period Ends</i>	6/17/2015
Project Location	1410 Cabrillo Hwy S, Half Moon Bay, Ca 94019 San Mateo County Apn:06081-065090020		
Project Description	to allow for the addition of 10 hotel rooms to an approved 36 room hotel and reconfiguration of the approved parking lot and site improvements, located in the C-VS (Commercial Visitor Serving) Zoning District and subject to the conditions of approval contained in Exhibit B of Resolution P-11-15		

Local Application No.	PLN2015-00006		
CCC Post-Cert No.	2-SMC-15-0504	<i>Dates</i>	
Local Jurisdiction	San Mateo County	<i>Local Action</i>	5/13/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/3/15
Applicant(s)	Aaron Hebert	<i>Appeal Period Starts</i>	6/3/2015
		<i>Appeal Period Ends</i>	6/17/2015
Project Location	Purisima Creek, In The Purisima Redwoods Open Space Preserve, San Mateo County, San Mateo County Apn:06081-067320220		
Project Description	for the removal and replacement of an existing vehicular bridge at a location on Purisima Creek		

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North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties

Local Application No.	CP 2015-0023		
CCC Post-Cert No.	2-MAR-15-0507	<i>Dates</i>	
Local Jurisdiction	Marin County	<i>Local Action</i>	5/26/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/4/15
Applicant(s)	Erik Smith	<i>Appeal Period Starts</i>	6/4/2015
		<i>Appeal Period Ends</i>	6/18/2015
Project Location	10 Olema Bolinas Rd, Bolinas, Ca 94924 Marin County Apn:06041-193-072-02		
Project Description	to construct a 738 square foot accessory structure which would be utilized as a second unit upon issuance of a Second Unit Permit. The detached second unit will increase the total floor area for the 7,560 square foot lot to 2,088 square feet and increase the floor area ratio from 17.8% to 27.6%. The structure will have a maximum height of approximately 14 feet and have the following setbacks: 1) approximately 68 feet from the southerly front property line; 2) 25 feet from the northerly rear property line (approximately 22 feet from the deck); and 4) 12 feet from the easterly side property line (approximately 8 feet from the deck)		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **June 06, 2015**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Application No.	15-031		
CCC Post-Cert No.	3-CAP-15-0482	<i>Dates</i>	
Local Jurisdiction	City of Capitola	<i>Local Action</i>	5/7/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/26/15
Applicant(s)	Brian Sherer	<i>Appeal Period Starts</i>	5/26/2015
		<i>Appeal Period Ends</i>	6/9/2015
Project Location	212 Oakland Ave, Capitola, Ca 95010 Santa Cruz County Apn:06087-036-124-17		
Project Description	Construction of a new 2,386 square foot single family residence.		

Local Application No.	DRC2014-00030		
CCC Post-Cert No.	3-SLO-15-0483	<i>Dates</i>	
Local Jurisdiction	San Luis Obispo County	<i>Local Action</i>	5/5/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/26/15
Applicant(s)	Pamela Rutledge	<i>Appeal Period Starts</i>	5/26/2015
		<i>Appeal Period Ends</i>	6/9/2015
Project Location	656 Santa Lucia Ave, Los Osos, Ca 93402 San Luis Obispo County Apn:06079-038-681-018		
Project Description	Minor Use Permit/Coastal Development Permit to allow an existing single family residence to be used as a residential vacation rental.		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Application No.	141202		
CCC Post-Cert No.	3-SCO-15-0503	<i>Dates</i>	
Local Jurisdiction	Santa Cruz County	<i>Local Action</i>	5/29/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/3/15
Applicant(s)	Daryl Woods	<i>Appeal Period Starts</i>	6/3/2015
		<i>Appeal Period Ends</i>	6/17/2015
Project Location	223 Lindero Dr, La Selva Bch, Ca 95076 Santa Cruz County Apn:06087-046-241-21		
Project Description	Proposal to construct a two story 1.026 square foot structure, including a 576 square foot garage at the lower floor and a 450 square foot habitable room above with a half bathroom (toilet and basin only), grading of approximately 287 cubic yards. Requires an amendment to Coastal Development Permit and Residential Development Permit 101065 for habitable accessory structure that exceeds one story and 17 feet in height and includes a half bath, a Preliminary Grading Approval, and an Agricultural Buffer reduction from 200 feet to APN 046-241-08 to 16 feet.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **June 06, 2015**

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Application No.	Permit Case No. PL13-0062		
CCC Post-Cert No.	4-VNT-15-0485	<i>Dates</i>	
Local Jurisdiction	Ventura County	<i>Local Action</i>	5/6/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	5/22/15
Applicant(s)	Stephanie Vitacco	<i>Appeal Period Starts</i>	5/22/2015
		<i>Appeal Period Ends</i>	6/8/2015
Project Location	3349 Ocean Dr, Oxnard, Ca 93035 Ventura County Apn:06111-2060233210		
Project Description	The applicant is requesting approval of a PD Permit to allow the demolition of an existing, approximately 2,715 square feet (sq. ft) two-story single-family dwelling with an attached approximately 600 sq. ft. garage, and the proposed construction of an approximately 3,885 sq. ft. single-family dwelling with an attached, approximately 360 sq. ft. two-car garage on the subject property.		
Local Application No.	No. PL12-0145		
CCC Post-Cert No.	4-VNT-15-0480	<i>Dates</i>	
Local Jurisdiction	Ventura County	<i>Local Action</i>	5/7/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	5/27/15
Applicant(s)	Kathleen Haskard	<i>Appeal Period Starts</i>	5/27/2015
		<i>Appeal Period Ends</i>	6/10/2015
Project Location	8393 Mipolomol Rd, Malibu, Ca 90265 Ventura County Apn:06111-7010010145		
Project Description	Construction of a 1,590 sq. ft. (2,500 gross floor area [GFA], two-story, single-family residence with an attached 765 sq. ft. garage on an existing pad; Construction of two 10-foot diameter water storage tanks and associated pumps and plumbing for both residential use and fire safety; Construction of an on-site wastewater treatment system (OWTS) utilizing seepage pits and a sand filtration and distribution bed; Construction of retaining walls ranging from two feet to six feet in height; Construction of a detention basin, culvert and energy dissipater; Construction of a 15-foot wide asphalt-paved driveway and Fire Department hammerhead turnaround to improve the existing graded dirt road; Grading of 48 cubic yards of fill and 1,585 cubic yards of export over an area of approximately 8,000 square feet.		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Application No.	CDPA No. 14-078 & Code Violation No. 15-002		
CCC Post-Cert No.	4-MAL-15-0499	<i>Dates</i>	
Local Jurisdiction	City of Malibu	<i>Local Action</i>	5/18/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/2/15
Applicant(s)	Alan Kims	<i>Appeal Period Starts</i>	6/2/2015
		<i>Appeal Period Ends</i>	6/16/2015
Project Location	30145 Morning View Drive, Ca Los Angeles County Apn:06037-4469018007		
Project Description	An application for after-the-fact grading.		
Local Application No.	CDP No. 14-044, Minor Modification No. 14-013, Minor Modification No. 15-005, & Demolition No. 14-011		
CCC Post-Cert No.	4-MAL-15-0500	<i>Dates</i>	
Local Jurisdiction	City of Malibu	<i>Local Action</i>	5/18/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/2/15
Applicant(s)	Serge Azira	<i>Appeal Period Starts</i>	6/2/2015
		<i>Appeal Period Ends</i>	6/16/2015
Project Location	27758 Pacific Coast Highway, Ca Los Angeles County Apn:06037-4460032002		
Project Description	An application for the conversion of an after-the-fact duplex into a single-story single-family residence with a 214 square foot addition, construction of a new detached 400 square foot two car garage, new 1,537 square foot detached screening room with a 1,537 square foot detached screening room with a 1,537 square foot basement, new 288 square foot garden shed, 402 square foot addition to the existing 440 square foot detached gym, conversion of a 1,170 square foot detached guest cottage into a game room, installation of a new alternative onsite wastewater treatment system, new landscaping, grading including a minor modification for a 50 percent reduction of the required front yard setback, a minor modification for a 20 percent reduction of the required side yard setback, and a demolition permit for the demolition of more than 50 percent of the duplex's exterior walls.		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Application No.	MST2015-0003		
CCC Post-Cert No.	4-SBC-15-0495	<i>Dates</i>	
Local Jurisdiction	City of Santa Barbara	<i>Local Action</i>	5/7/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	6/2/15
Applicant(s)	Gary & Sharon Gentile	<i>Appeal Period Starts</i>	6/2/2015
		<i>Appeal Period Ends</i>	6/16/2015
Project Location	102 La Marina, Ca Santa Barbara County Apn:06083-045-222-018		
Project Description	The project consists of the construction of a new 1,531 square foot one-story residence and an attached 403 square foot two-car garage on a 9,289 square foot lot located at the corner of La Marina and Shoreline drives. The existing 814 square foot residence, 209 square foot garage and 108 square foot storage shed would be demolished. The proposal is 58% of the maximum required floor-to-lot-area ratio.		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	15-0265		
CCC Post-Cert No.	5-LGB-15-0493	<i>Dates</i>	
Local Jurisdiction	City of Laguna Beach	<i>Local Action</i>	5/7/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/26/15
Applicant(s)	City of Laguna Beach Fire Department	<i>Appeal Period Starts</i>	5/26/2015
		<i>Appeal Period Ends</i>	6/9/2015
Project Location	Nyes/Oro Canyon Area Fuel Modification, Laguna Beach, Ca 92651 Orange County		
Project Description	Conduct fuel modification in the Nyes/Oro Canyon area		
Local Application No.	CA 15-07		
CCC Post-Cert No.	5-MNB-15-0510	<i>Dates</i>	
Local Jurisdiction	City of Manhattan Beach	<i>Local Action</i>	5/19/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/1/15
Applicant(s)	Anze & Ines Kopitar	<i>Appeal Period Starts</i>	6/1/2015
		<i>Appeal Period Ends</i>	6/15/2015
Project Location	117 34Th St, Manhattan Beach, Ca 90266 Los Angeles County		
Project Description	Demolition of a single family residence and construction of a new two story single family with roof deck and attached two car garage		

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Local Government CDP Actions Appealable as of: **June 06, 2015**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	2015-05-CDP-004		
CCC Post-Cert No.	5-RDB-15-0494	<i>Dates</i>	
Local Jurisdiction	City of Redondo Beach	<i>Local Action</i>	5/11/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	6/1/15
Applicant(s)	King Harbor Brewing Company	<i>Appeal Period Starts</i>	6/1/2015
		<i>Appeal Period Ends</i>	6/15/2015
Project Location	132 N International Boardwalk, Redondo Beach, Ca 90277 Los Angeles County		
Project Description	Establish a tasting room		

Local Application No.	10-04		
CCC Post-Cert No.	5-VEN-15-0021	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	5/8/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	5/15/15
Applicant(s)	City of Los Angeles, Public Works, Engineering	<i>Appeal Period Starts</i>	5/15/2015
		<i>Appeal Period Ends</i>	6/15/2015
Project Location	140 Hurricane Street, Grand Canal, Venice, Ca 90291 Los Angeles County		
Project Description	Construction and operation of a new 54 inch diameter force dual, main sewer		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **June 06, 2015**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	ZA-2012-1770-CDP-CUB-1A		
CCC Post-Cert No.	5-VEN-15-0022	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	4/1/15
Final Local Action	Approved	<i>Local Action Notice Received</i>	5/21/15
Applicant(s)	Richard Gottieb	<i>Appeal Period Starts</i>	5/21/2015
		<i>Appeal Period Ends</i>	6/19/2015
Project Location	259 S Hampton Dr, Venice, Ca 90291 Los Angeles County		
Project Description			

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Local Government CDP Actions Appealable as of: **June 06, 2015**

San Diego District covering San Diego County

Local Application No.	140046		
CCC Post-Cert No.	6-IMB-15-0497	<i>Dates</i>	
Local Jurisdiction	City of Imperial Beach	<i>Local Action</i>	5/20/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/1/15
Applicant(s)	Joseph Rose	<i>Appeal Period Starts</i>	6/1/2015
		<i>Appeal Period Ends</i>	6/15/2015
Project Location	800 Seacoast Dr, Imperial Beach, Ca 91932 San Diego County Apn:06073-6252620200		
Project Description	Construction of a wireless telecommunications facility and equipment shelter consisting of 9 antennas and 18 remote radio units in the Pier South hotel. 6 of the antennas would be located within existing walls on the northeast corner of the building, and 3 antennas would be located within new screening on the southeast corner of the building. The new screen would surround an exposed laundry chute flue and would be constructed to match the surrounding building. Existing stairwell stucco walls will be replaced with fiberglass reinforced plastic screens with stucco treatments to match the surrounding building. Rooftop equipment would be installed that would match the height of existing air-conditioning units and would be screened by existing parapets.		

Local Application No.	CDP 14-05		
CCC Post-Cert No.	6-CII-15-0508	<i>Dates</i>	
Local Jurisdiction	City of Carlsbad	<i>Local Action</i>	5/20/15
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/4/15
Applicant(s)	Carson Nolan	<i>Appeal Period Starts</i>	6/4/2015
		<i>Appeal Period Ends</i>	6/18/2015
Project Location	5039 Tierra Del Oro, Carlsbad, Ca San Diego County		
Project Description	Demolition of an existing 3,056 square foot single-story single-family residence with basement, partial demolition of existing detached 528 square foot two-car garage with 432 square foot guest house; remodel, expansion and attachment of existing two-car garage and guest house to a new two-story 8,845 square foot single-family residence with basement and new pool.		